

Know all Persons by these Presents,
015569

That WE, MURRILL M. SZUCS, JR. and THERESA P. SZUCS, both of
Fairfield, County of Somerset and State of Maine,

in consideration of ONE DOLLAR (\$1.00) and other good and valuable
considerations,

paid by JEFFREY R. ROY and TAMMY M. DEROSBY,

whose mailing address is 72 Silver Street, Waterville, Maine 04901,

the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and
convey unto the said JEFFREY R. ROY and TAMMY M. DEROSBY

as joint tenants and not as tenants in common, their heirs and assigns forever,

A CERTAIN LOT OR PARCEL OF LAND together with the buildings and
improvements erected thereon, situate, lying and being in the City of
Waterville, County of Kennebec and State of Maine and located on the
southerly side of Silver Street, so-called, bounded and described as
follows, to wit: -

BEGINNING at a 3/4" steel pin found, marking the northeasterly corner
of the herein described parcel, located on the apparent southerly line of
Silver Street, marking the northwesterly corner of land now or formerly
of Kim Moxcey as recorded in the Kennebec County Registry of Deeds in
Deed Book 5500, at Page 49; thence south thirty-three degrees,
thirty-eight minutes, fourteen seconds east (S 33° 38' 14"E) along the
westerly line of land now or formerly of Moxcey for one hundred
twenty-three and twenty-six hundredths feet (123.26') to a 3/4" steel pin
found. This pin marks the northeasterly corner of land now or formerly
of Christy J. Wing and Nancy M. Wing recorded as aforesaid in Book
1751, Page 38 and the southeasterly corner of the herein described
parcel; thence south fifty-six degrees, twelve minutes, fourteen seconds
west (S 56° 12' 14"W) along the northerly line of land now or formerly of
Wing for eighty-nine and eighty hundredths feet (89.80') to a 3/4" iron
pipe found marking the southwesterly corner of the herein described
parcel. This pipe marks the northwesterly corner of land now or
formerly of Wing and the northeasterly corner of land now or formerly of
Leland Willette, Geneva M. Willette and Karen M. Bouchard recorded as
aforesaid in Book 5934, Page 35 and the southeasterly corner of land now
or formerly of Robert E. Sandy, Jr. and Joan Phillips Sandy recorded as
aforesaid in Book 2767, Page 253; thence north twenty-five degrees,
twenty minutes, thirty seconds west (N 25° 20' 30"W) along the easterly
line of land now or formerly of Robert E. Sandy, Jr. and Joan Phillips
Sandy for one hundred twenty-three and forty-eight hundredths feet
(123.48') to a 3/4" steel pin found, located on the apparent southerly line
of Silver Street and marking the northeasterly corner of land now or
formerly of Sandy and the northwesterly corner of the herein described
parcel; thence north sixty-three degrees, twenty-seven minutes,
forty-seven seconds east (N 63° 27' 47"E) along the southerly line of
Silver Street for seventy-one and ninety-eight hundredths feet (71.98') to
the steel pin found marking the northwesterly corner of land now or
formerly of Moxcey and the point of beginning.

TRANSFER
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ALSO CONVEYING a right of way from the premises herein conveyed to Sherwin Street. Said right of way being used in common with Christy J. and Nancy Wing as deeded in Book 1751, Page 38 and Leland Willette, Geneva M. Willette and Karen M. Bouchard as deeded in Book 5934, Page 35. This right of way is described in Book 938, Page 427, to which reference is hereby made.

RESERVING from the above described parcel a right of way over the driveway as was in use in July 1953 to pass and repass on foot and with vehicles and the right to lay and maintain a sewer line from Silver Street to the Wing lot as recorded in Book 1751, page 38.

THE HEREIN DESCRIBED LOT contains nine thousand nine hundred forty-three square feet (9943 sq. ft.) or twenty-three hundredths of an acre (0.23 ac.) and is the same premises conveyed to Murrill M. Szucs, Jr. and Theresa - Szucs by Leopold Picard and Germaine Picard by Deed dated March 1, 1983 and recorded as aforesaid in Deed Book 2545, Page 55. Bearings and distances used in this description are from a Standard Boundary Survey with exceptions by Rowe & Wendell for Jeffrey R. Roy and Tammy M. DeRosby in May 1999.

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To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said JEFFREY R. ROY and TAMMY M. DEROSBY

as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever, SUBJECT as aforesaid.

And we do covenant with the said Grantees, their heirs and assigns, that we are lawfully seized in fee of the premises, that they are free of all encumbrances, SUBJECT as aforesaid;

that we have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that we and our heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons, SUBJECT as aforesaid.

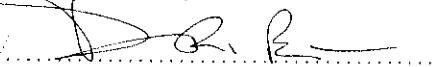
In Witness Whereof, WE, the said MURRILL M. SZUCS, JR. and THERESA P. SZUCS,

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joining in this deed as Grantors, and relinquishing and conveying all rights by descent and all other rights to the above described premises, have hereunto set our hands and seals this 2nd day of the month of June, A.D. 1999.

Signed, Sealed and Delivered
in presence of




Murrill M. Szucs, Jr.




Theresa P. Szucs

State of Maine, County of Kennebec ss. June 2, 1999.

Then personally appeared the above named

Murrill M. Szucs, Jr. & Theresa P. Szucs

and acknowledged the foregoing instrument to be their free act and deed.


Before me,

RECEIVED KENNEBEC SS.

1999 JUN -3 AM 9:00

ATTEST: 
REGISTER OF DEEDS

Printed Name,


Notary Public
DAVID R. BUTLER
MY COMMISSION EXPIRES:
JUNE 21, 2000